

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND  
LYING IN KEENEY AND DEVITT'S SECOND ADDITION,  
OAK GROVE ADDITION,  
AND LINDSAY'S ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain parcels of land lying in Kenney and Devitt's Second Addition, Oak Grove Addition, and Lindsay's Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on December 1, 2020; and,

WHEREAS, the rezoning changes were approved by the City Commission on December 28, 2020,

WHEREAS, pursuant to Section 20-0804 of the Fargo Land Development Code (LDC) the Historic Preservation Commission has the power, among other powers and duties enumerated therein, to perform functions which may be assigned or delegated to it by the Board of City Commissioners; and,

WHEREAS, the Board of City Commissioners has found and deemed said certain parcels to be an area that has historic or cultural significance and, in accordance with LDC §20-0305, has determined that establishment of an H-O, Historic Overlay District, is appropriate;

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property:

Lots Four (4) through Eleven (11), Block Twenty-Nine (29); Lots Four (4) through Seven (7) and the North One-Half (½) of Lots Twenty-one (21) through Twenty-Five (25), Block Thirty (30); Lots Two (2) through Six (6), Block Thirty-Nine (39); and Blocks Forty (40) and Forty-One (41) of Kenney and Devitt's Second Addition to the City of Fargo, Cass County, North Dakota;

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Lots Thirteen (13) through Twenty-four (24), Block Two (2), and Blocks Three (3) and Four (4) of Lindsay's Addition to the City of Fargo, Cass County, North Dakota;

Lot One (1), Exc S 50 Ft, Lot Two (2), Less S 50 Ft & a Tract of Land in Lots Three (3) and Four (4), Block One (1), Oak Grove, Desc as follows: Beginning at NW corner of said Lot Three (3); then at an assumed Brg of N 71 Deg 51 Min 52 Sec E along N line of said Block One (1) a distance of 77.70 ft; then S 02 Deg 52 Min 45 sec E a distance of 113.75; then S 74 Deg 33 Min 56 Sec W a distance 76.81 Ft, more or less, to a point on W line of Lot Three (3); then N 02 Deg 52 Min 32 Sec W a distance of 110 Ft, more or less, to point of beginning, and Lot Eighteen (18), Block One (1) of Oak Grove Addition to the City of Fargo, Cass County, North Dakota;

Block Two (2) of Oak Grove Addition to the City of Fargo, Cass County, North Dakota;

and

Lots (1) and Two (2) and part of Lot Three (3) less part of Lot Two (2) Block Three (3) Desc as follows: Beginning at the Northeast corner of said Lot Two (2), then S 02°52'08" E along the Easterly line of said Lot Two (2) for a distance of 26.61 Ft, then N 65°40'34" W for a distance of 38.01 Ft to a point of intersection with the Northerly line of said Lot Two (2), then N 71°50'43"E along the Northerly line of said Lot Two (2) for a distance of 35.05 Ft to the point of beginning. Said tract contains 450 Sq Ft, more or less, Block Three (3) of Oak Grove Addition to the City of Fargo, Cass County, North Dakota;

are hereby rezoned to apply a "H-O", Historic Overlay, District".

Said property shall be referred to as the Oak Grove Neighborhood Historic Overlay District.

Pursuant to LDC §20-0305.C, the following special development standards shall apply to all properties, new and existing, within the Oak Grove Neighborhood Historic Overlay District:

**Oak Grove Neighborhood Historic Overlay District Special Development Standards**

**A. Authority**

In accordance with Section 20-0305.C of the LDC, the following special development standards or regulations shall apply to all properties (new and existing) within the Oak Grove Neighborhood Historic Overlay District.

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**B. Properties**

Appendix A identifies all of the individual properties included in the Oak Grove Neighborhood Historic Overlay District. Each property is described by address, block number, type of building, style of architecture, and year built.

**C. Definitions**

1. **Historic Neighborhood Structure (HNS)** is a structure that was built within the Historic Overlay District boundaries at the time the original addition(s) was developed. For the purposes of this Historic Overlay, properties built before 1952 are considered a HNS. Houses built after 1952 that are doing exterior renovations should consider Section C.5. (Style) of this ordinance as a guide.
2. **Open Space** is defined in Section 20-1202(43) of the LDC as “an outdoor, unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but not including roads, parking areas, driveways or other areas intended for vehicular travel”.
3. **Principal Building** refers to the primary structure on a property, i.e., a house or commercial structure.
4. **Accessory Building or Structure** refers to a structure that is subordinate to the principal building, i.e., a garage, shed, or guest house.
5. **Style** is the vocabulary used to classify structures according to their appearance, structure, materials, and historic period. The styles of the Historic Neighborhood Structures within the Oak Grove Neighborhood Historic Overlay District are characterized by:
  - a. Overall scale and relationship of height to width;
  - b. Façade proportions and relationship of solids to voids;

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- c. Window/door size, design, and operation;
- d. Size, shape and proportions of entrances and porches;
- e. Materials, texture, and pattern;
- f. Roof forms;
- g. Orientation, spacing, and site coverage of structures; and
- h. Landscaping, walls, and fences.

Style Reference: A Field Guide to American Houses, Virginia and Lee McAlester, Alfred A. Knopf, Inc., 1984.

**D. Certificate of Appropriateness**

In accordance with Section 20-0912 of the LDC, no building permit shall be issued for the following until a Certificate of Appropriateness has been reviewed and approved in accordance with said Section 20-0912: (Note: A Certificate of Appropriateness is required only if a building permit is required)

- 1. Any change to the exterior appearance of any principal building, accessory building or structure. (Note: A Certificate of Appropriateness is not applicable for interior changes)
- 2. Any new construction of a principal building, accessory building or structure.
- 3. The demolition of any principal building, accessory building or structure.
- 4. The moving of any principal building, accessory building or structure.
- 5. Placement or construction of a sign.

**E. Exemptions**

**1. Post-1952 Structures**

With respect to residential structures built after 1952 and before the effective date of this ordinance, said structures shall be exempt from the requirement of obtaining a Certificate of Appropriateness prior to obtaining a building permit for any change to the exterior appearance of any principal building, accessory building, or structure. Owners or permittees of such structures are encouraged to conform with the style elements of this ordinance.

**2. Government Agency Owned Property**

Any property that is owned by a government agency will be exempt from this ordinance.

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3. **Flood Protection**

Any property that the City of Fargo purchases from high-risk, flood prone areas will be exempt from this ordinance. Property buyouts allow for a significantly stronger primary line of protection by reducing the number of emergency measures required to protect the people and property located in high-risk areas.

**F. Special Development Standards – General**

1. **Open Space**

At least 70% of a parcel's front yard shall be maintained as open space.

2. **Front Yard Parking**

Except for parking on driveways that run through the front yard to a garage, no parking is allowed in the front yard.

3. **Side Yard Fencing**

Stand-alone side yard fencing shall terminate a minimum of 2-feet behind the front façade of the principal structure.

**G. Special Development Standards – Exterior Renovation**

In conjunction with Section 20-0912.C(1) of the LDC, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a Historic Neighborhood Structure's principal building, accessory building, or structure. A request that satisfies all of the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

1. **Principal Building**

a. **Exterior Cladding**

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or

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partial replacement of non-original exterior cladding shall be exempt from this regulation.

b. Windows and Doors

1. Windows and doors shall match the original principal building in design and operation.
2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district.
3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

c. Roofs

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

d. Entrances, Porches, and Decks

1. A renovated front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.

**2. Accessory Buildings or Structures**

- a. Alterations to accessory buildings and structures shall be compatible with the style of the principal building and shall be subordinate to the principal building.

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**H. Special Development Standards - Additions**

In conjunction with Section 20-0912.C(2) of the LDC, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

**1. Principal Building**

**a. Exterior Cladding**

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure.

**b. Windows and Doors**

1. Windows and doors of the addition shall match the original principal building in style, design and operation.
2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building.
3. A garage door of an attached, front-yard entered garage addition shall not exceed 10 feet in width or 8 feet in height. A double-stall garage will require 2 doors.

**c. Roofs and Dormers**

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.

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4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building, shall be consistent with the style of a Historic Neighborhood Structure.
5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern.
6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure.
7. Skylights are prohibited on all roofs parallel to and facing the street.

d. Entrances, Porches, and Decks

1. A new front entrance addition to the principal building shall face the street.
2. A new front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.
3. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of

the LDC. The burden of establishing that a porch was part of the original structure is the owner's burden to prove.

4. Decks are prohibited in front yards.
5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

e. Height and Elevation



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1. The height of a new addition to a principal building shall not exceed the overall scale of a HNS with a maximum eave height of 25 feet.
2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition to a single-story principal building, the result of which is the creation of a two-story principal building consistent with a HNS.

**2. Accessory Buildings or Structures**

- a. Additions to existing accessory buildings or structures shall be subordinate in scale and compatible with the design and style of the principal structure.
- b. An addition to an existing accessory building that does not meet the dimensional setback standards of the LDC and does not increase in total floor area of the existing accessory building by more than 40%, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the non-conforming setback is determined is verified by a registered land surveyor; and 3) the new accessory building addition is limited in height to no more than one-story with 10-foot maximum sidewalls.

**I. Special Development Standards - New Construction**

In conjunction with Section 20-0912.C(2) of the LDC, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the new construction of a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

**1. Principal Building**

**a. Proportion**

1. The size and mass of the principal building in relation to open spaces, windows, door openings, porches, and balconies, must be

visually compatible with the structures and places to which it is visually related.

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2. The relationship of the width of the principal building to the height of the front elevation must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.

b. Exterior Cladding

1. The relationship of the materials, detail, and pattern of the facade of a principal structure must be visually compatible with structures and places to which it is visually related.

c. Windows and Doors

1. The relationship of the width of the windows and doors to the height of windows and doors in the principal structure must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
2. Any garage door visible from the street shall not exceed 10 feet in width and 8 feet in height.

d. Roofs and Dormers

1. The roof shape of the principal building must be visually compatible with structures, to which it is visually related.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of a HNS.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. Dormers of the principal building shall be consistent with the style of the structure.
5. Skylights are prohibited on all roofs parallel to and facing the street.

e. Entrances, Porches, and Decks

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1. The front entrance of the principal building shall face the street.
2. The front entrance to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.
3. Decks are prohibited in front yards.
4. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

f. Height and Elevation

1. The height of the principal building must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
2. The height of the principal building shall not exceed the overall scale of HNS with a maximum eave height of 25 feet.
3. The principal building shall be constructed to have the first-floor plane in a style compatible with Historic Neighborhood Structure.

**2. Accessory Buildings or Structures**

- a. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building.
- b. Excluding Historic Neighborhood Structures designed with an attached garage, all garage structures shall be in the rear yard. Any garage door visible from the street shall not exceed 10 feet in width or 8 feet in height.
- c. Reconstruction (including its enlargement by up to 40% in total floor area) of an existing accessory building, which does not meet the dimensional setback standards of the LDC, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the setback is determined is verified by a registered land surveyor; and 3) the new accessory building is limited in height to no more than one-story with 10-foot maximum sidewalls.

**J. Special Development Standards - Demolition**

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In conjunction with Section 20-0912.C(2) of the LDC, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the demolition of a principal building, accessory building or structure. A request that satisfies the following criteria shall be approved.

1. The requested demolition is justified by the state of deterioration, disrepair and structural stability of the structure, or the building has been condemned.
2. The requested demolition is not detrimental to the overall style of the historic district.
3. The requested demolition is consistent with the purpose of the Comprehensive Plan and other adopted policies of the City.

**K. Variance of Special Development Standards**

To allow for a variance of hardships that may arise from the strict application of any of the foregoing Special Development Standards, the Historic Preservation Commission may consider requests to deviate from any applicable standard(s) and allow for an exception(s). A two-thirds vote of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards.

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Oak Grove Neighborhood Historic Overlay District Boundary  
Map



THE CITY OF  
**Fargo**  
FAR MORE

200  
Feet

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**APPENDIX A – List of Properties**

Graphic above indicates overlay boundaries with blocks identified by letter. Block letters (A–L) correspond to “list of properties” that follows. The boundary includes 175 parcels.

PARCEL NUMBER	PROPERTY ADDRESS	HOUSE STYLE	BLOCK	YEAR BUILT	TYPE
01-1760-00500-000	746 1 St N	Bungalow	A	1920	Single Family
01-1760-00490-000	110 8 Ave N	Gable Front	A	1922	Single Family
01-1760-00480-000	740 1 St N	Post Victorian	A	1908	Single Family
01-1760-00470-000	734 1 St N	Post Victorian	A	1920	Single Family
01-1760-00460-000	732 1 St N	Bungalow	A	1900	Single Family
01-1760-00450-000	730 1 St N	Post Victorian	A	1904	Single Family
01-1760-00440-000	728 1 St N	Cross Gabled	A	1900	Duplex
01-1760-00430-000	724 1 St N	Cross Gabled	A	1895	Triplex
01-1760-00420-000	718 1 St N	Post Victorian	A	1894	Single Family
01-1760-00410-000	716 1 St N	Bungalow	A	1892	Single Family
01-1760-00400-000	708 1 St N	Post Victorian	A	1916	Single Family
01-1760-00390-000	706 1 St N	Gable Front	A	1917	Single Family
01-1760-00380-000	111 7 Ave N	Gable Front	A	1915	Duplex
01-1540-03220-000	620 1 St N	Cross Gabled	B	1898	Single

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					Family
01-1540-03210-000	616 1 St N	Gable Front	B	1915	Single Family
01-1540-03200-000	612 1 St N	Bungalow	B	1915	Single Family
01-1540-03190-000	109 6 Ave N	Gable Front	B	1905	Single Family
01-1540-03180-000	111 6 Ave N	Cottage	B	1905	Single Family
01-1540-03170-000	107 6 Ave N	Post Victorian Hip Roof	B	1905	Single Family
01-1540-03160-000	604 1 St N	Post Victorian	B	1908	Single Family
01-1540-03150-000	101 6 Ave N	Bungalow	B	1905	Single Family
01-1540-02110-000	512 1 ST N	Post Victorian	C	1901	Single Family
01-1540-02120-000	516 1 ST N	Undefined	C	1985	Single Family
01-1540-02130-000	108 6 Ave N	Gable Front	C	1900	Single Family
01-1540-02135-000	104 6 Ave N	Bungalow	C	1931	Apartment
01-1540-02137-000	106 6 Ave N	Post Victorian Gable Front	C	1900	Single Family
01-1540-02100-000	510 1 St N	Cottage	C	1905	Single Family
01-1760-00510-000	747 1 ST N	Gable Front	D	1905	Single Family
01-1760-00520-000	745 1 ST N	Cross Gable	D	1880	Single
01-1760-00530-000	739 1 ST N	Post Victorian	D	1914	Single
01-1760-00540-000	733 1 ST N	Cross Gable	D	1914	Single
01-1760-00550-000	729 1 ST N	Cross Gable	D	1920	Single
01-1760-00560-000	725 1 ST N	Cross Gable	D	1915	Single
01-1760-00570-000	723 1 ST N	Gable Front	D	1882	Single
01-1760-00580-000	721 1 ST N	Contemporary	D	2015	Single
01-1760-00590-000	713 1 ST N	Cross Gable	D	1949	Single
01-1760-00600-000	707 1 ST N	Bungalow	D	1973	Single
01-1760-00610-000	703 1 ST N	Gable Front	D	1902	Single
01-1760-00620-000	701 1 ST N	Gable Front	D	1918	Single

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01-1760-00660-000	710 OAK ST N	Bungalow	D	1922	Single
01-1760-00671-000	714 OAK ST N	Bungalow	D	1922	Single
01-1760-00671-000	712 OAK ST N	Hip Roof Cottage	D	1920	Single Family
01-1760-00680-000	716 OAK ST N	Cross Gable	D	1920	Single
01-1760-00690-000	720 OAK ST N	Cottage	D	1923	Single
01-1760-00700-000	724 OAK ST N	Gable Front	D	1920	Single Family
01-1760-00710-000	726 OAK ST N	Cross Gable	D	1914	Single
01-1760-00720-000	734 OAK ST N	Bungalow	D	1936	Single
01-1760-00730-000	740 OAK ST N	Cross Gable	D	1895	Single
01-1760-00740-000	744 OAK ST N	Cross Gable	D	1897	Single
01-1760-00640-030	702 OAK ST N UNIT C	Undefined	D	1966	Condo
01-1760-00640-060	702 OAK ST N UNIT F	Undefined	D	1966	Condo
01-1760-00640-050	702 OAK ST N UNIT E	Undefined	D	1966	Condo
01-1760-00640-010	702 OAK ST N UNIT A	Undefined	D	1966	Condo
01-1760-00640-020	702 OAK ST N UNIT B	Undefined	D	1966	Condo
01-1760-00640-080	702 OAK ST N UNIT H	Undefined	D	1966	Condo
01-1760-00640-040	702 OAK ST N UNIT D	Undefined	D	1966	Condo
01-1760-00640-070	702 OAK ST N UNIT G	Undefined	D	1966	Condo
01-1540-03270-000	71 6 AVE N	Gable Front	E	1897	Single
01-1540-03280-000	67 6 AVE N	Post Victorian	E	1910	Single
01-1540-03290-000	63 6 AVE N	Craftsman Bungalow (modified)	E	1923	Conversion
01-1540-03300-000	51 6 AVE N	Revival	E	1905	Single
01-1540-03310-000	59 6 AVE N	Post Victorian	E	1905	Single
01-1540-03320-000	55 6 AVE N	Post Victorian	E	1905	Single



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01-1540-03330-000	616 OAK ST N	Gable Front	E	1907	Single
01-1540-03340-000	618 OAK ST N	Post Victorian	E	1922	Single
01-1540-03355-000	74 7 AVE N	Post Victorian	E	1915	Single
01-1540-03357-000	64 7 AVE N	Post Victorian	E	1921	Single
01-1540-03360-000	615 1 ST N	Post Victorian	E	1910	Single
01-1540-01920-000	512 OAK ST N	Post Victorian Gable Front	F	1907	Single Family
01-1540-01930-000	514 OAK ST N	Post Victorian Gable Front	F	1907	Single Family
01-1540-01940-000	52 6 AVE N	Gable Front	F	1902	Duplex
01-1540-01950-000	60 6 AVE N	Hip Roof Cottage	F	1902	Single Family
01-1540-01960-000	521 1 ST N	Colonial Revival	F	1922	Single Family
01-1540-01970-000	517 1 ST N	Hip Roof Cottage	F	1914	Single Family
01-1540-01980-000	513 1 ST N	Hip Roof Cottage	F	1914	Single Family
01-1540-01990-000	509 1 ST N	Story Gable Front	F	1901	Conversion
01-1760-00750-000	747 OAK ST N	Gable Front	G	1954	3 Plex
01-1760-00760-000	743 OAK ST N	Cross Gable	G	1914	Single
01-1760-00770-000	737 OAK ST N	Bungalow	G	1959	Duplex
01-1760-00780-000	733 OAK ST N	Bungalow	G	1972	Duplex
01-1760-00790-000	727 OAK ST N	Gable Front	G	1905	Single
01-1760-00800-000	725 OAK ST N	Gable Front	G	1915	Single
01-1760-00810-000	711 OAK ST N	Gable Front	G	1914	Single
01-1760-00820-000	709 OAK ST N	Gable Front	G	1924	Single
01-1760-00830-000	707 OAK ST N	Cross Gable	G	1915	Single
01-1760-00840-000	705 OAK ST N	Gable Front	G	1895	Single
01-1760-00850-000	703 OAK ST N	Gable Front	G	1916	Single
01-1760-00860-000	701 OAK ST N	Gable Front	G	1908	Single
01-1760-00870-000	702 ELM ST N	Gable Front	G	1917	Single
01-1760-00880-000	706 ELM ST N	Cross Gable	G	1915	Single
01-1760-00890-000	708 ELM ST N	Gable Front	G	1915	Single
01-1760-00900-000	714 ELM ST N	Gable Front	G	1915	Single
01-1760-00910-000	718 ELM ST N	Gable Front	G	1922	Single

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01-1760-00920-040	722 ELM ST N	Undefined	G	1976	Apartment
01-1760-00921-010	730 ELM ST N	Undefined	G	1976	Apartment
01-1760-00922-070	746 ELM ST N	Undefined	G	1976	Apartment
01-1760-00922-020	746 ELM ST N UNIT C2	Undefined	G	1976	Condo
01-1760-00921-080	736 ELM ST N UNIT B8	Undefined	G	1976	Condo
01-1760-00921-020	730 ELM ST N UNIT B2	Undefined	G	1976	Condo
01-1760-00921-070	736 ELM ST N UNIT B7	Undefined	G	1976	Condo
01-1760-00921-040	736 ELM ST N UNIT B4	Undefined	G	1976	Condo
01-1760-00921-030	736 ELM ST N UNIT B3	Undefined	G	1976	Condo
01-1760-00922-080	746 ELM ST N UNIT C8	Undefined	G	1976	Condo
01-1760-00922-040	746 ELM ST N UNIT C4	Undefined	G	1976	Condo
01-1760-00922-030	746 ELM ST N UNIT C3	Undefined	G	1976	Condo
01-1760-00922-060	746 ELM ST N UNIT C6	Undefined	G	1976	Condo
01-1760-00922-050	746 ELM ST N UNIT C5	Undefined	G	1976	Condo
01-1760-00922-010	746 ELM ST N UNIT C1	Undefined	G	1976	Condo
01-1760-00920-080	722 ELM ST N UNIT A8	Undefined	G	1976	Condo
01-1760-00920-030	722 ELM ST N UNIT A3	Undefined	G	1976	Condo
01-1760-00920-070	722 ELM ST N UNIT A7	Undefined	G	1976	Condo
01-1760-00920-020	722 ELM ST N UNIT A2	Undefined	G	1976	Condo

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01-1760-00920-060	722 ELM ST N UNIT A6	Undefined	G	1976	Condo
01-1760-00920-010	722 ELM ST N UNIT A1	Undefined	G	1976	Condo
01-1760-00920-050	722 ELM ST N UNIT A5	Undefined	G	1976	Condo
01-1760-00921-060	730 ELM ST N UNIT B6	Undefined	G	1976	Condo
01-1760-00921-050	730 ELM ST N UNIT B5	Undefined	G	1976	Condo
01-1540-03370-000	601 OAK ST N	Craftsman	H	1928	Duplex
01-1540-03380-000	9 6 AVE N	Bungalow	H	1922	Single Family
01-1540-03390-000	5 6 AVE N	Hybrid Contemporary (Art Moderne)	H	1927	3 Plex
01-1540-03400-000	616 ELM ST N	Contemporary Flat Roof	H	1930	Single Family
01-1540-03410-000	620 ELM ST N	Bungalow	H	1897	Single
01-1540-03420-000	10 7 AVE N	Gable Front	H	1897	Single
01-1540-03430-000	624 ELM ST N	Bungalow	H	1897	Single
01-1540-03440-000	619 OAK ST N	Gable Front	H	1895	Duplex
01-1540-03450-000	611 OAK ST N	Gable Front	H	1895	Single
01-1540-03460-000	609 OAK ST N	Post Victorian Gable Front	H	1895	Single Family
01-1540-03470-000	607 OAK ST N	Colonial Revival	H	1895	Single Family
01-2200-00758-000	2 NORTH	Undefined	I	1984	Apartment
01-2200-00759-000	2 NORTH	Undefined	I	1984	Apartment
01-2200-00760-000	6 NORTH TERRACE N UNIT 3	Undefined	I	1984	Condo
01-2200-00761-000	6 NORTH	Undefined	I	1984	Condo
01-2200-00762-000	6 NORTH TERRACE N UNIT 5	Undefined	I	1984	Condo

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01-2200-00763-000	6 NORTH TERRACE N UNIT 6	Undefined	I	1984	Condo
01-2200-00350-000	3 NORTH TERRACE N	Craftsman	J	1921	Single Family
01-2200-00360-000	5 NORTH TERRACE N	Cottage	J	1938	Single Family
01-2200-00370-000	9 NORTH TERRACE N	Cottage	J	1929	Single Family
01-2200-00380-000	15 NORTH TERRACE N	Colonial Revival	J	1929	Single Family
01-2200-00390-000	17 NORTH TERRACE N	Cottage	J	1941	Single Family
01-2200-00400-000	21 NORTH TERRACE N	Cottage	J	1941	Single Family
01-2200-00410-000	25 NORTH TERRACE N	Cottage	J	1938	Single Family
01-2200-00420-000	29 NORTH TERRACE N	Gable Front	J	1924	Single Family
01-2200-00430-000	33 NORTH TERRACE N	Craftsman	J	1922	Single Family
01-2200-00440-000	37 NORTH TERRACE N	Gable Front	J	1922	Single Family
01-2200-00450-000	43 NORTH TERRACE N	Craftsman	J	1920	Single Family
01-2200-00460-000	47 NORTH TERRACE N	Craftsman	J	1921	Single Family
01-2200-00480-000	51 NORTH TERRACE N	Craftsman	J	1926	Single Family
01-2200-00490-000	57 NORTH TERRACE N	Cottage	J	1920	Single Family
01-2200-00500-000	59 NORTH TERRACE N	Colonial Revival	J	1921	Duplex
01-2200-00510-000	61 NORTH TERRACE N	Craftsman	J	1925	Single Family

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01-2200-00520-000	65 NORTH TERRACE N	Craftsman	J	1922	Single Family
01-2200-00530-000	69 NORTH TERRACE N	Cottage	J	1922	Single Family
01-2200-00540-000	612 SHORT ST N	Colonial Revival	J	1952	Single Family
01-2200-00550-000	70 SOUTH TERRACE N	Bungalow	J	1927	Single Family
01-2200-00560-000	64 SOUTH TERRACE N	Craftsman	J	1927	Single Family
01-2200-00570-000	62 SOUTH	Hipped Roof	J	1917	Single
01-2200-00580-000	60 SOUTH TERRACE N	Gable Front	J	1915	Single Family
01-2200-00590-000	52 SOUTH TERRACE N	Bungalow	J	1916	Single Family
01-2200-00600-000	50 SOUTH TERRACE N	Bungalow	J	1917	Single Family
01-2200-00610-000	44 SOUTH TERRACE N	Gable Front	J	1915	Single Family
01-2200-00620-000	40 SOUTH TERRACE N	Gable Front	J	1955	Single Family
01-2200-00630-000	36 SOUTH TERRACE N	Gable Front	J	1926	Single Family
01-2200-00640-000	34 SOUTH TERRACE N	Gable Front	J	1920	Single Family
01-2200-00650-000	30 SOUTH TERRACE N	Gable Front	J	1914	Single Family
01-2200-00660-000	28 SOUTH TERRACE N	Gable Front	J	1895	Single Family
01-2200-00670-000	26 SOUTH TERRACE N	Gable Front	J	1920	Single Family
01-2200-00680-000	24 SOUTH TERRACE N	Gable Front	J	1920	Single Family
01-2200-00690-000	18 SOUTH TERRACE N	Gable Front	J	1919	Single Family

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01-2200-00700-000	16 SOUTH TERRACE N	Gable Front	J	1946	Single Family
01-2200-00710-000	12 SOUTH TERRACE N	Gable Front	J	1919	Single Family
01-2200-00720-000	8 SOUTH TERRACE N	Bungalow	J	1919	Single Family
01-2200-00740-000	4 SOUTH TERRACE N	Post Victorian	J	1919	Single Family
01-2200-00010-000	1 SOUTH TERRACE N	Colonial Revival	K	1908	Single Family
01-2200-00035-000	7 SOUTH TERRACE N	Post Victorian	K	1911	Single Family
01-2200-00220-000	73 SOUTH TERRACE N	Gable Front	L	1914	Single Family

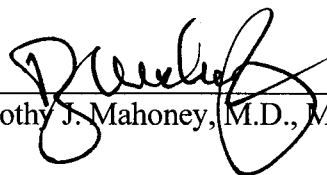
Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

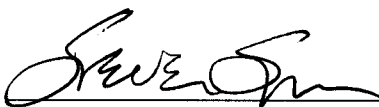
Section 3. This ordinance shall be in full force and effect from and after its passage and approval.



(SEAL)

Attest:

  
Timothy J. Mahoney, M.D., Mayor

  
Steven Sprague, City Auditor

First Reading: 12/28/2020  
Second Reading: 1/11/2021  
Final Passage: 1/11/2021

12/28/20  
1st Reading 12/28/20  
2nd Reading 1/11/21  
**NOTICE OF HEARING**

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Notice is hereby given that the Fargo City Commission will conduct a Public Hearing in the Commission Chambers, City Hall, Fargo, North Dakota, on Monday, December 28 at 5:15 p.m., to consider approval or denial of an application requesting a Zoning Change to establish the Oak Grove Neighborhood Historic Overlay District on Blocks 29, 30, 39, 40, and 41, **Keeney and Devitts Second Addition**; Blocks 1, 2, and 3 **Oak Grove Addition**; and Blocks 2, 3, and 4, **Lindsays Addition**.

The above-described tract of land is located in the area roughly bounded on the North by 8th Avenue North, East by Short Street North, South by 6th Avenue North and some areas further south towards the Red River, and West between 1st and 2nd Street North.

The Fargo Planning Commission at their regular meeting of December 1, 2020 recommended approval of the above-described application.

Additional information is located at the City of Fargo Planning Department, 225 4th Street North, Fargo, North Dakota, Monday through Friday, 8:00 a.m. to 4:30 p.m., and may be obtained by making an appointment by calling 701-241-1474.

Any person interested may appear at the Hearing and be heard. Protests must be in writing and submitted to the Auditor's Office (NDCC 40-47-05) and City Planner (LDC 20-0906.G) before the time set for the Hearing.

City Auditor's Office  
(December 16 and 23, 2020)

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### INSTRUCTIONS TO THE FORUM

Please publish as a legal on Wednesday, December 16 and 23, 2020.

Please send an affidavit of publication.

Bill to: City Auditor's Office

Attn: Michelle

P.O. Box 2471

Fargo, ND 58107

Please call Albert at 297-7783 with any questions.